

BENCH MARK #1  
B.M. ELEV. = 12.00  
Nail & Washer In Side  
Of Gas & Electric Pole  
# 4025932

BENCH MARK #2  
B.M. ELEV. = 12.51  
Nail & Washer In Side  
Of Gas & Electric Pole  
# 284722

# VARIANCE

Petition for Variance No. 8254-A,  
Granted on October 22, 1983,  
Approved reduction in side and rear yard requirements  
and approved deletion of off street parking requirements

## GENERAL NOTES

1. TOPOGRAPHIC & BOUNDARY INFORMATION PREPARED BY:  
HOFFMAN & HUBBARD INC. 8-80
2. TOTAL LOT AREA = 14,054.32  $\pm$  = 0.34 AC  $\pm$
3. TOTAL DISTURBED AREA = 14,000  $\pm$  = 0.32 AC  $\pm$

## LEGEND

- Existing Contour ..... 12 .....  
Proposed Contour ..... 12 .....  
Existing Spot Elevation ..... 12.2 .....  
Proposed Spot Elevation ..... 12.3 .....  
Drainage Flow .....

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: PLANNING

DATE: 11/12/83  
BY: J. H. HAN  
ZONING COMMISSIONER  
11/12/83

82-54-A  
C-433-83

## SITE DEVELOPMENT PLAN

LOTS 39, 40, 41, 42 AND PART OF 43

SAINT MATTHEWS UNITED  
METHODIST CHURCH PROPERTY

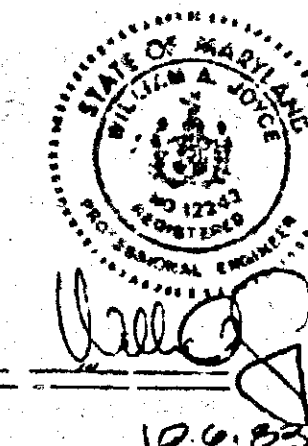
DUNDALK 12<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

## REVISIONS

JOYCE ENGINEERING  
CORPORATION  
Engineers & Planners & Surveyors (301) 348-3074  
8020 SUNNYSIDE AVE., BELTSVILLE, MD. 20705

OCT 20 1983

C-1



MAIN STREET



# 214 2-54-2 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER, OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B (1)(b)(2) to permit a sideyard setback of 12 ft. instead of the required 20 ft. and a rear yard setback of 3 ft. instead of the required 30 ft. and Section 409.2.b to permit 0 parking spaces instead of the required 38 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)  
1. The Church desires to remove part of the existing structures and to rebuild it with an addition but the present zoning setback requirements do not permit the full utilization of the site.  
2. The Church expansion will permit more efficient use of space.  
3. The present rear yard is only 10.82 feet. We are requesting 9 feet.  
4. There is presently no off street parking and the new sanctuary will contain approximately the same number of seats as the existing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): 129 Main St. Turner Sta. Md  
St. Matthews United Methodist Church  
(Type or Print Name) (Type or Print Name)

Signature: David M. Barnett, Trustee  
6-4-81

Address: 129 Main St. Turner Sta. Md  
City and State: Baltimore, Md  
State: Md

Signature for Petitioner: David M. Barnett, Trustee  
6-4-81

Address: 129 Main St. Turner Sta. Md  
City and State: Baltimore, Md  
State: Md

Name, address and phone number of legal owner, tract purchaser or representative to be contacted: John C. Boatwright  
7502 Pleasant Way, 203  
Address: ANNANDALE, VIRGINIA Phone No. 514-7510

City and State: ANNANDALE, VIRGINIA

Attorney's Telephone No.: 514-7510

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 3rd day of September, 1981, at 10:00 o'clock A.M.

Signature: [Signature]  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE corner of Main St. and  
Avon Beach Rd., 12th District : OF BALTIMORE COUNTY

ST. MATTHEWS UNITED  
METHODIST CHURCH, Petitioner : Case No. 82-54-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner :

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Signature: Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

Signature: John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 13th day of August, 1981, a copy of the foregoing

Order was mailed to Mr. David M. Barnett, Trustee, and Mr. Orceola Smith, Lay Leader,

St. Matthews United Methodist Church, 129 Main Street, Turner Station, Maryland

21222, Petitioners; and Mr. John C. Boatwright, 7502 Pleasant Way, Annandale,

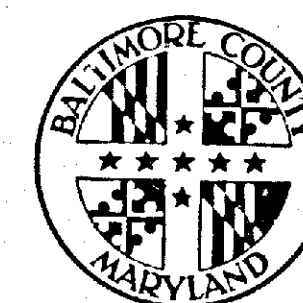
Virginia 22003, who requested notification.

Signature: John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: August 4, 1981  
Norman E. Gerber, Director  
FROM: \_\_\_\_\_ Office of Planning and Zoning  
SUBJECT: Petition No. 82-54-A Item 246

Petition for Variances  
SE Cor Main Street & Avon Beach Road  
Petitioner- St. Matthews United Methodist Church

There are no comprehensive planning factors requiring comment on this petition.

Signature: Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

600

Nicholas B. Commodari  
Chairman

### MEMBERS

Bureau of  
Engineering

Department of  
Traffic Engineering

State Roads Commission

Bureau of  
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial  
Development

Mr. David M. Barnett  
St. Matthews United Methodist Church  
129 Main Street  
Baltimore, Maryland 21222

RE: Item No. 246  
Petitioner - St. Matthews United Methodist  
Church  
Variance Petition

Dear Mr. Barnett:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This variance is necessitated by your proposal to raze a portion of the existing church and construct an addition closer to property lines than allowed and not provide the required parking.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature: Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENC:bec

Enclosures

cc: Hoffman and Hubbard, Inc.  
6149 Baltimore Avenue  
Riverdale, Maryland 20810

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

July 30, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #246 (1980-1981)  
Property Owner: St. Matthews United Methodist Church  
S/E corner Main St. and Avon Beach Rd.  
Acres: 0.3433 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Main Street and Avon Beach Road are existing County roads; no further highway improvements are proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The status of the indicated gravel drive is unknown to this office; the Petitioner shall ascertain and clarify his rights therein.

### Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #246 (1980-1981)  
Property Owner: St. Matthews United Methodist Church  
Page 2  
July 30, 1981

### Water and Sanitary Sewer:

Public 6-inch water main and 8-inch public sanitary sewerage exist in Avon Beach Road; 6-inch public water main and public 8-inch sanitary sewerage exist in Main Street.

Fire hydrants are located at Oak and Main Streets, and at Sollers Point Road and Main Street.

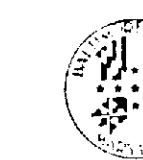
Very truly yours,

Signature: Robert A. Morton  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley  
William Munchel

P-SE Key Sheet  
20 SE 20 Pos. Sheet  
SE 5 E Topo  
110 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #246, Zoning Advisory Committee Meeting, June 30, 1981, are as follows:

Property Owner: St. Matthews United Methodist Church  
Location: SE Corner Main Street and Avon Beach Road  
Acres: 0.3433  
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

Signature: John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



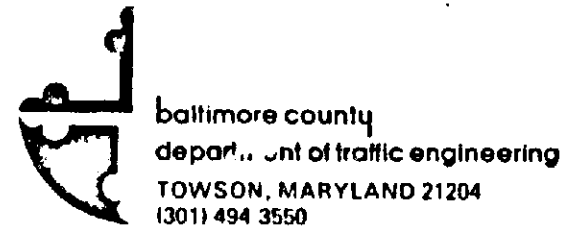
ORDER RECEIVED FOR FILING

DATE October 23, 1981  
BY John P. [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, that the herein Petition for Variance(s) to permit a side yard setback of twelve feet in lieu of the required twenty feet, a rear yard setback of nine feet in lieu of the required thirty feet, and zero parking spaces in lieu of the required thirty-eight spaces, for the expressed purpose of expanding and improving the existing church, in accordance with the site plan prepared by Hoffman and Hubbard, Inc., revised May 27, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]  
Zoning Commissioner of  
Baltimore County



STEPHEN E. COLLINS  
DIRECTOR

August 27, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 243, 244, 245, 246, and 247 of ZAC meeting June 30, 1981.

[Signature]  
Michael S. Flanigan  
Traffic Engineering Associate II

MSF/jem



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

August 24, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 246, Zoning Advisory Committee Meeting of June 30, 1981, are as follows:

Property Owner: St. Matthews United Methodist Church  
Location: SE/Cor. Main Street & Avon Beach Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variances to permit a side yard setback of 12' in lieu of the required 20', a rear yard setback of 9' in lieu of the required 30' and to permit 0 parking spaces in lieu of the required 37.

Acres: 0.3433  
District: 12th

Metropolitan water and sewer exist.

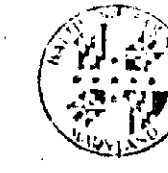
Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

[Signature]  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt

9/3  
82-54  
ST. MATTHEWS



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

WILLIAM H. RENCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: St. Matthews United Methodist Church

Location: SE/Cor. Main Street & Avon Beach Road

Item No.: 246

Zoning Agenda: Meeting of June 30, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

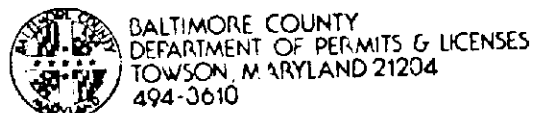
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb/nr



TED JAKESKI JR.  
DIRECTOR

July 6, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 246, Zoning Advisory Committee Meeting, June 30, 1981 are as follows:

Property Owner: St. Matthews United Methodist Church  
Location: SE/corner Main Street & Avon Beach Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side yard setback of 12' in lieu of the required 20', a rear yard setback of 9' in lieu of the required 30' and to permit 0 parking spaces in lieu of the required 37.  
Acres: 0.3433  
District: 12th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building, razing and other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

I. Comments -

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

Mr. David M. Barnett, Trustee  
St. Matthews United Methodist Church  
129 Main Street  
Baltimore, Maryland 21222

October 22, 1981

RE: Petition for Variances  
SE/corner of Main Street and Avon Beach Road - 12th Election District  
St. Matthews United Methodist Church - Petitioner  
NO. 82-54-A (Item No. 246)

Dear Mr. Barnett:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:eri

Attachments

cc: Mr. John C. Boatwright  
75-2 Pleasant Way  
Annapondale, Virginia

John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 26, 1981

Mr. John C. Boatwright  
7502 Pleasant Way  
Annapondale, Virginia

RE: Petition for Variance  
SE/cor of Main St. and Avon Beach Rd.  
St. Matthews United Methodist Church  
Case No. 82-54-A

Dear Mr. Boatwright:

This is to advise you that \$52.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

#### PETITION FOR VARIANCE

12th DISTRICT

ZONING: Petition for Variance  
LOCATION: Southeast corner of Main Street and Avon Beach Road  
DATE & TIME: Thursday, September 3, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 12 feet instead of the required 20 feet, and a rear yard setback of 9 feet instead of the required 30 feet, and to permit 0 parking spaces instead of the required 38 spaces.

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.2) - Minimum side and rear yard setbacks in D.R. 5.5 Zone and Section 409.2 b - Minimum number of off street parking spaces

All that parcel of land in the Twelfth District of Baltimore County

Being the property of St. Matthews United Methodist Church as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 3, 1981 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

DESCRIPTION  
PROPERTY OF  
THE SAINT MATTHEWS METHODIST EPISCOPAL  
CHURCH OF BALTIMORE COUNTY, BALTIMORE, MARYLAND  
AND PROPERTY OF  
SAINT MATTHEWS METHODIST CHURCH, INC.,  
A BODY CORPORATE, OF THE STATE OF MARYLAND

All those pieces or parcels of land, situate, lying and being in the Twelfth Election District of Baltimore County, State of Maryland, being all of those same tracts of land described in a conveyance by THE DUNDALK COMPANY, a Maryland Corporation, to THE SAINT MATTHEWS METHODIST EPISCOPAL CHURCH of Baltimore County, State of Maryland, by deed dated February 1, 1926 and recorded among the Land Records of Baltimore County in Liber WPC No. 631, Folio 154, said pieces or parcels of land also being known and designated as Lot No. 40, 41, 42, and 43 as delineated on a plat entitled "TURNER" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. No. 7, Part I, Folio 36, saving and excepting that piece or parcel of land described in a conveyance by THE SAINT MATTHEWS METHODIST EPISCOPAL CHURCH OF BALTIMORE COUNTY, a body corporate of the State of Maryland, to THE COUNTY COMMISSIONERS OF BALTIMORE COUNTY, a corporation and body politic, of the State of Maryland by deed dated January 4, 1955 and recorded among the Land Records of Baltimore County in Liber 2646, Folio 163; said pieces or parcels of land also being all that tract of land described in a conveyance by CHARLES BULLETT AND GUSSIE BULLETT, his wife, to SAINT MATTHEWS METHODIST CHURCH, INC., a body corporate, of the State of Maryland, by deed dated October 7, 1957 and recorded among the Land Records of Baltimore County in Liber 3274, Folio 10, said parcel of land being known and designated as Lot 39 as delineated on a plat entitled "TURNER" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. No. 7, Part I, Folio 36, said pieces or parcels of land being more particularly described as follows:

Beginning for the same at the common front corner of Lot 38 and 39

"TURNER" as delineated on the aforesaid plat of "TURNER" recorded in Plat Book W.P.C. No. 7, Part I, Folio 36, said point of beginning also being on the Northeastly boundary line of Main Street (40 feet wide), 150.00 feet Northwesterly of the intersection of the North boundary line of Henry Street and the Northeastly line of Main Street as delineated on said plat of "TURNER", thence running with the Northeastly boundary line of Main Street and with the front boundary lines of Lots 39, 40, 41, 42 and Part of 43, "TURNER", and in the meridian as shown on said plat

- (1) North 28° 23' 00" West, 116.19 feet to a point, said point being at the P.C. of Curve No. 2 as shown on the Baltimore County Bureau of Rights of Way Drawing No. HRW 53-152, recorded among the Plat Records of Baltimore County in Highways Liber No. 15-B, Folio 234, said point being at the beginning of said strip of land, of irregular dimensions, for the widening of the intersection of Main Street and Avon Beach Road as shown on the aforesaid Drawing No. HRW 53-152, thence running with said line of road widening as shown on said drawing and with the arc of a curve to the right having an Arc length of 27.07 feet, a radius of 15.00 feet, a chord bearing and length of North 23° 19' 00", East, 23.54 feet to a point, said point being at the P.T. of Curve No. 2, as shown on the aforesaid drawing No. HRW 53-152, said point also being on the most Southerly boundary line of Avon Beach Road (40 feet wide) 109.51 feet from the common front corner of Lot 43 and 45 "TURNER", thence running with the Southerly boundary line of Avon Beach Road and with part of the most Northerly line of Lot 43 "TURNER"
- (2) North 75° 01' 00" East, 109.51 feet to a point, said point being the common front corner of Lot 43 and Lot 45 "TURNER", thence leaving the Southerly line of Avon Beach Road and running with part of the Western line of Lot 45 and with the rear or most Easterly lines of Lots 43, 42, 41, 40

- and Lot 39 "TURNER"
- (4) South 28° 23' 00" East, 105.40 feet to a point, said point being the common Rear Corner of Lots 38 and 39 "TURNER", thence leaving the Western line of Lot 45 and running with the common division line of Lots 38 and 39 "TURNER"
  - (5) South 61° 37' 00" West, 125.00 feet, to the place of beginning, containing an Area of 14,954 square feet or 0.3433 Acres of land, more or less, in accordance with a survey prepared August 1980 by Hoffman and Hubbard, Inc., Engineers and Surveyors, Riverdale, Maryland.

SUBJECT TO:

A 11.1 foot wide reservation strip running West of, adjacent, contiguous and parallel to the most Easterly lines of Lots 39, 40, 41, 42 and 43 as shown on the aforesaid Plat of "TURNER" recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. No. 7, Part I, Folio 36.

And also subject to the clause; ("Excepting and Reserving to the Company all right title and interest in and to the avenues, streets, roads, alleys, sidewalks and passages as laid down on said plat of "TURNER") as mentioned in Liber WPC 631 Folio 154 and also subject to other reservations, conditions and restrictions as set forth in said instrument.

John C. Boatwright  
7502 Pleasant Way  
Annandale, Virginia

August 5, 1981

NOTICE OF HEARING

RE: Petition for Variance  
SE/cor. Main Street & Avon Beach Rd.  
St. Matthews United Methodist Church - Petitioner  
Case #82-54-A

TIME: 10:00 A.M.

DATE: Thursday, September 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

DESCRIPTION

Beginning at a point on the southeast corner of Main Street and Avon Beach Road and known as lots 39-43 of "Turner" and recorded among the land records of Baltimore County in Plat Book 7, Part I, Folio 36. Also known as 129 Main Street.

Mr. David H. Barnett, Trustee  
St. Matthews United Methodist Church  
129 Main Street  
Baltimore, Md. 21222

631 Hoffman & Hubbard, Inc.  
5119 Baltimore Avenue  
Riverdale, Md. 20810

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of June, 1981.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: St. Matthews United Methodist Church

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari

Chairman, Zoning Plans  
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W.E.H.</u>	Revised Plans: Change in outline or description Yes No									
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: \_\_\_\_\_ Date of Posting: 8/12/81  
Posted for: William E. Hammond  
Petitioner: St. Matthews United Methodist Church  
Location of property: 129 Main Street  
Black Rd.  
Location of Signs: Being installed at Main St.  
and Avon Beach Rd.  
Remarks: \_\_\_\_\_  
Posted by: David Barnett Signature Date of return: 8/21/81

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 18 day of June, 1981.

Filing Fee \$ \_\_\_\_\_ Received: \_\_\_\_\_ Check \_\_\_\_\_ Cash \_\_\_\_\_ Other \_\_\_\_\_

Petitioner: St. Matthews United Methodist Church  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 13, 1981  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 3rd day of September, 1981, the first publication appearing on the 13th day of August, 1981.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 19.75

PETITION FOR VARIANCE  
12th DISTRICT  
ZONING: Petition for Variance  
LOCATION: Southeast corner of Main Street and Avon Beach Road  
DATE & TIME: Thursday, September 3, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:  
Petition for Variance to permit a side yard setback of 12 feet instead of the required 30 feet, and a rear yard setback of 8 feet instead of the required 30 feet, and to permit 10 parking spaces instead of the required 38 spaces.  
The Zoning Regulations to be accepted as follows:  
Section 1802.18 (V.B.2) - Minimum side and rear yard setbacks in D.R.-15 Zone and Section 48.2 - Minimum number of off street parking spaces  
All that parcel of land in the Twelfth District of Baltimore County, beginning at a point on the southeast corner of Main Street and Avon Beach Road and known as lots 39-43 of "Turner" and recorded among the land records of Baltimore County in Plat Book 7, Part I, Folio 36. Also known as 129 Main Street. Being the property of St. Matthews United Methodist Church as shown on a plat filed with the Zoning Department.  
Hearing Date: Thursday, September 3, 1981 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug 13

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 100491

DATE: 9/3/81 ACCOUNT: 01-662

AMOUNT: \$52.25

RECEIVED FROM: Rev. Goldsborough Sylvester Gainer  
FOR: Posting & Advertising of Case #82-54-A

VALIDATION OR SIGNATURE OF CASHIER

CHURCH ENTERPRISES, INC.



**PETITION FOR VARIANCE**  
**12th DISTRICT**

ZONING: Petition for Variance  
LOCATION: Southeast corner of Main Street  
and Avon Beach Road.  
DATE & TIME: Thursday, September 3,  
1981 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office  
Building, 111 W. Chesapeake Avenue,  
Towson, Maryland.

The Zoning Commissioner of Baltimore  
County, by authority of the Zoning Act and  
Regulations of Baltimore County, will hold a  
public hearing.

Petition for Variance to permit a side  
yard setback of 12 feet instead of the  
required 20 feet, and a rear yard setback  
of 9 feet instead of the required 30  
and to permit 0 parking spaces instead of  
the required 38 spaces.

The Zoning Regulation to be excepted as  
follows:

Section 1802.28 (M.B.2) - Minimum side  
and rear yard setbacks in D.R.S.5 Zone and  
Section 409.2b - Minimum number of off  
street parking spaces.

All that parcel of land in the Twelfth  
District of Baltimore County.

Beginning at a point on the southeast  
corner of Main Street and Avon Beach  
Road and known as lots 39-43 of "Turner"  
and recorded among the land records of  
Baltimore County in Plat Book 7, Part 1,  
Folio 36. Also known as 129 Main Street.

Being the property of St. Matthews  
United Methodist Church as shown on plat  
plan filed with the Zoning Department.

Hearing Date: Thursday, September 3,  
1981 at 10:00 A.M.

Public Hearing: Room 106, County Office  
Building, 111 W. Chesapeake Avenue,  
Towson, Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**CERTIFICATE OF PUBLICATION**

**OFFICE OF**  
**Dundalk Eagle**

**38 N. Dundalk Ave.**  
**Dundalk, Md. 21222**

Aug. 27, 1981

THIS IS TO CERTIFY, that the annexed advertisement of  
William Hammond, Zoning Commissioner of Balto Count  
in matter of petition of St. Matthews Meth.Church

was inserted in **The Dundalk Eagle** a weekly news-  
paper published in Baltimore County, Maryland, once a week

for ~~successive weeks~~ before the

14th day of August, 1981; that is to say,

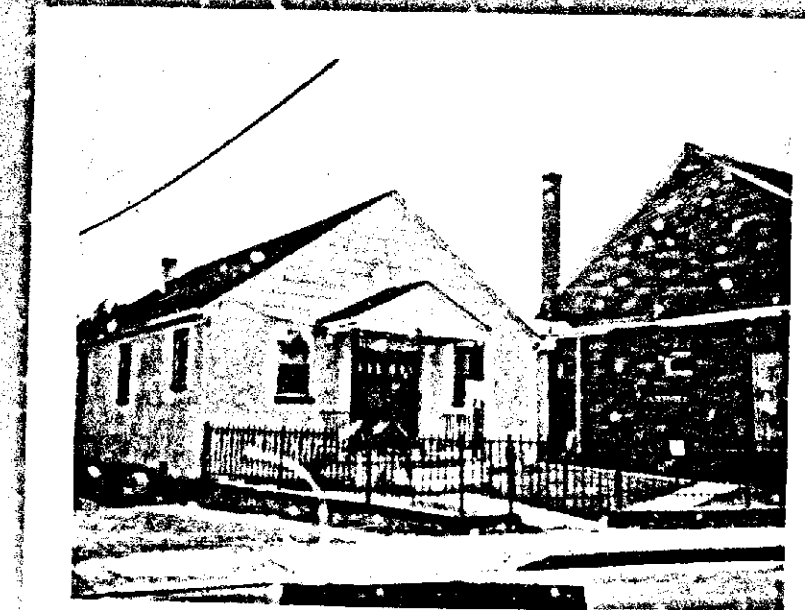
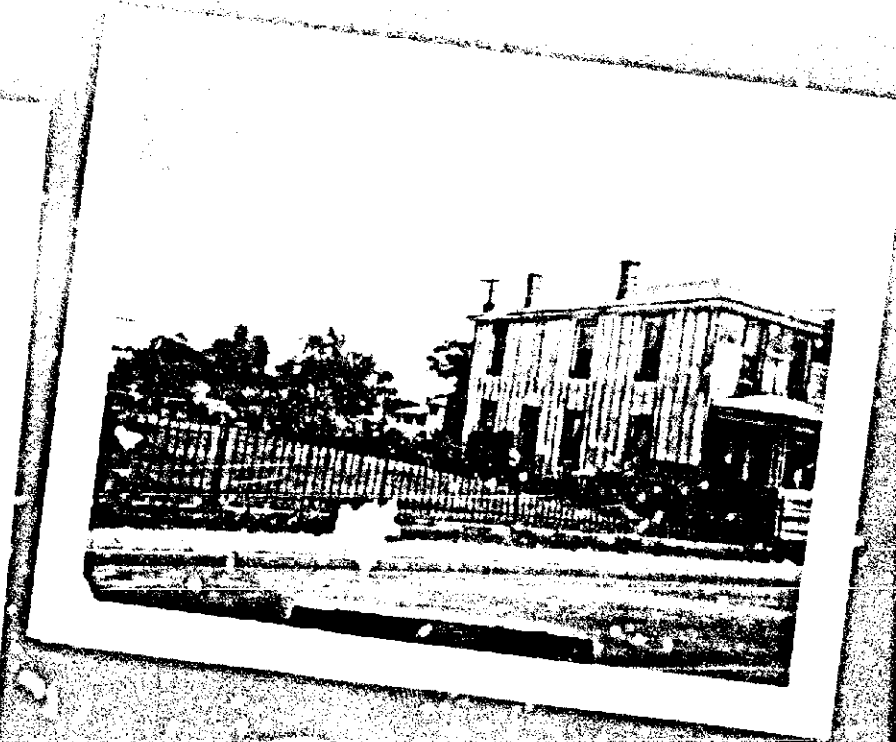
the same was inserted in the issue of

August 14, 1981

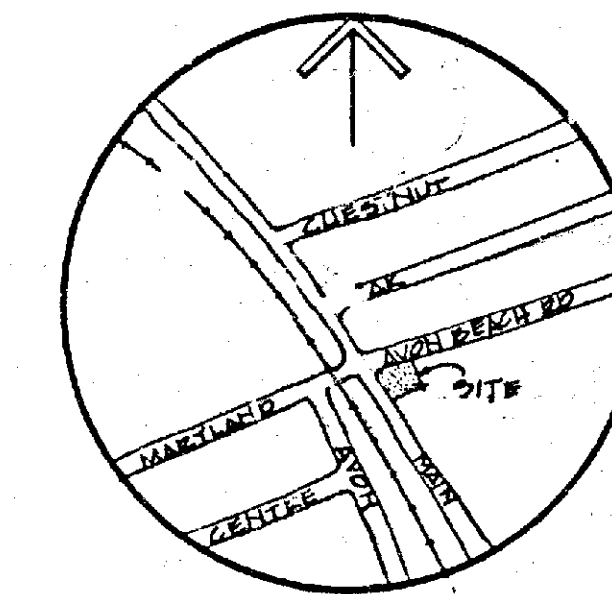
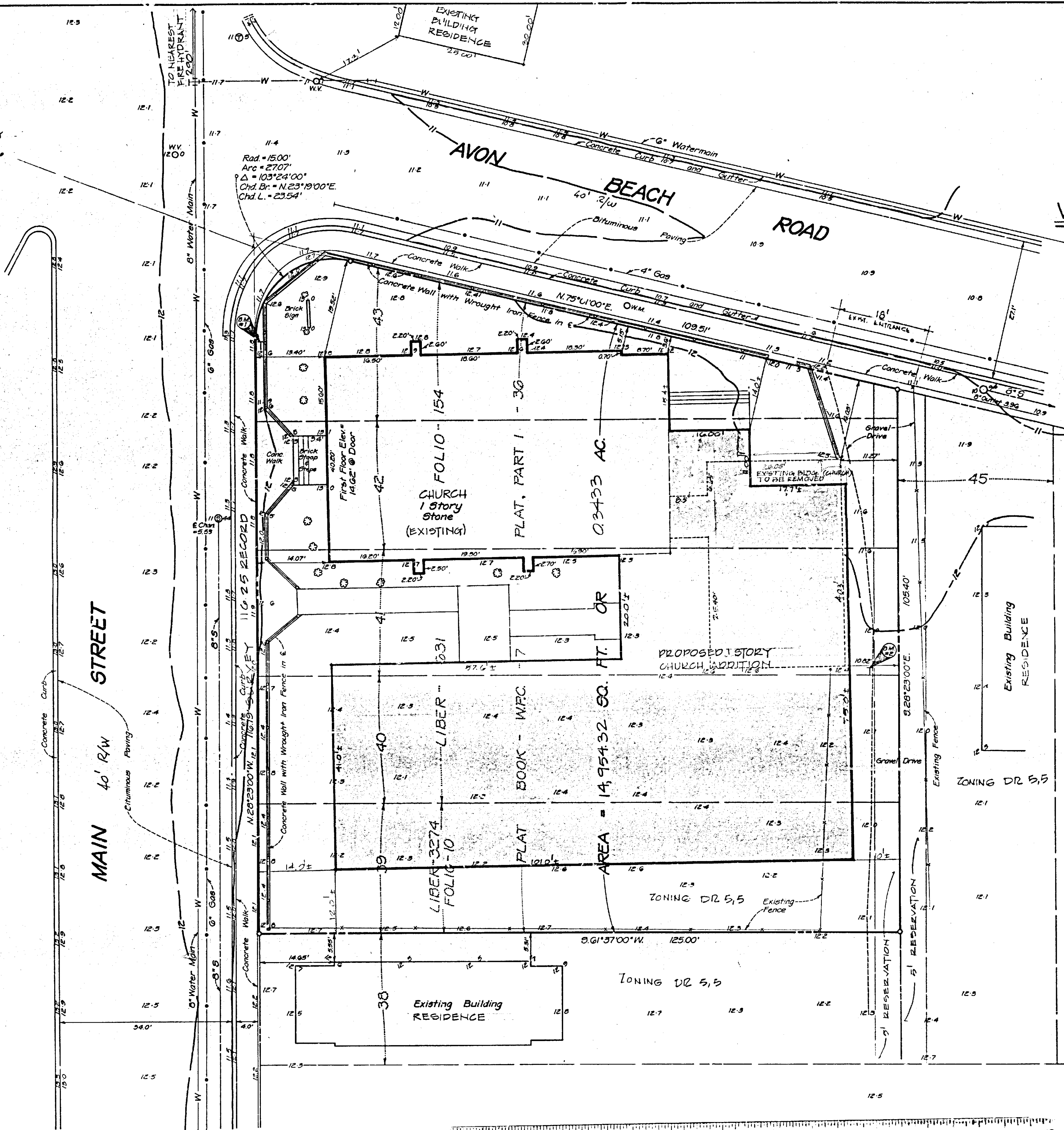
**Kimbel Publication, Inc.**

Publisher.

By Kimbel Althe



PARCEL CONVEYED TO THE COUNTY COMMISSIONERS OF BALTIMORE COUNTY, RECORDED IN LIBER 2646 FOLIO 163 FOR ROAD WIDENING



VICINITY MAP

BENCH MARKS

B.M. Nail & Washer in side of Gas & Electric Pole #498588. Elev. = 12.09  
B.M. Nail & Washer in side of Gas & Electric Pole #284723. Elev. = 12.51

"SURVEYOR'S CERTIFICATE"

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY PLAN SHOWN HEREON IS CORRECT AND COMPILED FROM ACTUAL GROUND SURVEYS MADE AUGUST, 1980; THAT VERTICAL CONTROL IS BASED ON BALTIMORE COUNTY BUREAU OF ENGINEERING DATUM BENCH MARK #X-5314, SAID BENCH MARK IS A CROSS CUT ON THE SOUTH END OF THE MEDIAN STRIP AT THE INTERSECTION OF DUNDALK AVENUE AND MAIN STREET, 43.6 FEET FROM A FIRE HYDRANT AND 16.9 FEET FROM A WATER VALVE, ELEVATION 13.596; THAT THE LOCATION OF ALL THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD LOCATIONS OF VISIBLE STRUCTURES AT SURFACE LEVEL AND ALSO COMPILED FROM AVAILABLE RECORDS; THAT WE DO NOT GUARANTEE THE ACCURACY OF THESE UNDERGROUND UTILITY LOCATIONS AND ADVISE THAT PRIOR TO ANY EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THIS PLAN THAT THE CONTRACTOR CONTACT ALL UTILITY COMPANIES OR LOCAL GOVERNMENT AGENCIES IN ORDER TO DETERMINE THEIR EXACT LOCATIONS; THAT WE ARE NOT RESPONSIBLE FOR LATENT CONDITIONS ENCOUNTERED DUE TO THE USE OF THIS PLAN; THAT THIS IS A SURVEY OF LOTS 39, 40, 41, 42 AND PART OF 43 IN A SUBDIVISION ENTITLED "TURNER" AS PER PLAT RECORDED IN PLAT BOOK W.P.C. #7 AT PLAT, PART 1-36 AND BY DEEDS RECORDED IN LIBER 2646 AT PAGE 163, LIBER 3274 AT PAGE 10 AND LIBER 631 AT PAGE 154 OF THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND; THAT IRON PIPE SHOWN THUS: O, ARE IN PLACE WHERE INDICATED.

AUGUST 21, 1980

*Lidney F. Hoffman*  
SILNEY F. HOFFMAN  
REG. PROF. LAND SURVEYOR  
MARYLAND NO. 4372

PARKING REQUIREMENTS

REQ. 1 SPACE FOR EACH CHURCH SEAT

$$\frac{224 \text{ SEATS}}{6} = 37 \text{ SPACES REQ}$$

SPACES PROVIDED = NONE

PETITIONER'S EXHIBIT 1

OFFICE COPY

IRM #246

BOUNDARY AND TOPOGRAPHIC SURVEY  
SAINT MATTHEWS UNITED  
METHODIST CHURCH PROPERTY

BEING

LOTS 39 40 41 42 AND PART OF 43  
ZONED DR 5.5 ELECTION DIST. 12  
TURNER

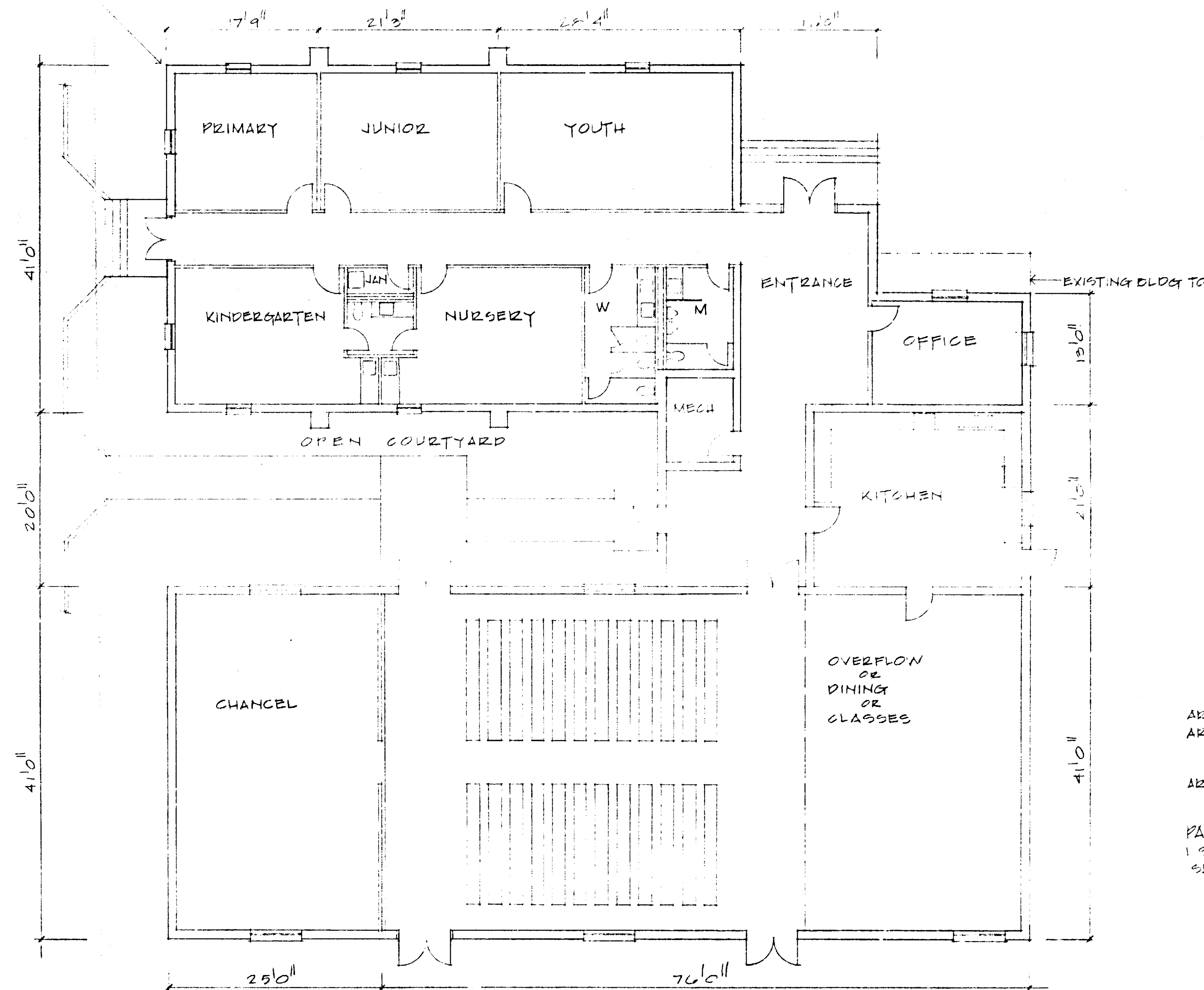
BEING A RESUBDIVISION OF STEELTON PARK  
AND PARTS OF RAYME AND KLATTE TRACTS  
DUNDALK PROPERTY

DUNDALK

BALTIMORE COUNTY, MARYLAND

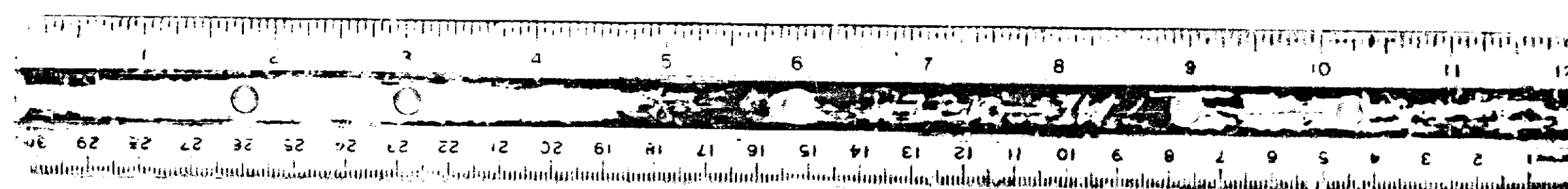
	HOFFMAN AND HUBBARD, INC.	SCALE 1" = 10'
	ENGINEERS • SURVEYORS • PLANNERS	DATE Aug., 1980
	6419 BALTIMORE AVENUE P. O. BOX 275 RIVERDALE, MARYLAND 20840 TEL 301-779-9494	COMPUTED DESIGNED DRAWN CHECKED FILE NO. 80-021
		LAA

EXISTING CHURCH TO BE  
REMODELED AS SHOWN



FLOOR PLAN SCALE 1/8"=1'-0"

AREA OF EXISTING BLDG 2,700 SF ±  
 AREA OF PROPOSED ADDITION 4,800 SF ±  
 TOTAL AREA 7,500 SF ±  
 AREA OF EXIST BLDG TO  
 BE REMOVED 1,100 SF ±  
 PARKING REQUIREMENTS  
 1 SPACE PER 6 SEATS  
 SEATING 12 ROWS X 20' (WIDTH) = 336'  
 336' - 1.5'/SEAT = 224 SEATS  
 224 SEATS - 6 SEATS/SPACE = 37 SPACES



PETITIONER'S  
EXHIBIT 2

**LAWRENCE & GRIMM - ARCHITECTS**  
 7411 RIGGS ROAD, ADELPHI, MARYLAND, 20783 (301) 439-9800

ST. MATTHEW'S CHURCH ADD.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB

10-22-83